

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Copperfields Forest Road, Lampeter, SA48 8AN

£430,000

This impressive large detached bungalow is a true gem that must be seen to fully appreciate the generous size of its accommodation offering a potential of additional bedrooms and 3 bathrooms. The property boasts well-proportioned rooms that provide a sense of space and comfort, making it an ideal family home.

One of the standout features of this bungalow is its superb elevated position, offering far-reaching views that enhance the overall appeal of the property. The surrounding area is peaceful yet conveniently located on the edge of Lampeter, allowing for easy access to local amenities while enjoying the serenity of the countryside.

The bungalow is equipped with oil-fired heating and double glazing. Additionally, the property includes a detached garage, providing ample storage space or the potential for a workshop. The grounds are easy to maintain, allowing you to spend more time enjoying your home and less time on upkeep.

This property is available chain-free, making it an excellent opportunity for those looking to move quickly. With its spacious layout, stunning views, and convenient location, this bungalow is a must-see for anyone seeking a delightful home in Lampeter.

Location



The main attraction of this property is its location being tucked away on the edge of Lampeter yet having attractive views up the Dulas Valley to one side and the town of Lampeter the other.

It is approached via a private access lane shared with the neighbouring properties and that leads in to the fields beyond the property.

Lampeter is within easy distance offering a good selection of shops, Bank, supermarkets and medical centre along with 3-19 schooling complex and leisure centre.

Description



A large split level bungalow arranged over two floors with a lower ground floor ensuite bedroom with potential for a self contained annexe/studio or home office.

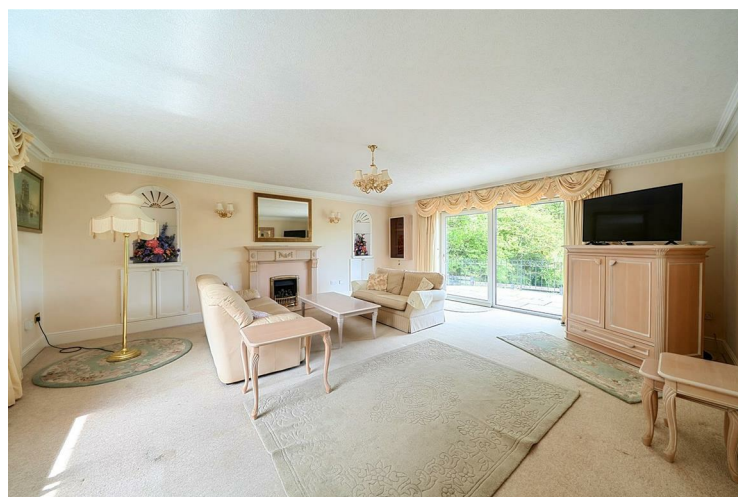
The property offers commodious accommodation with oil fired heating and double glazing and offer more particularly the following:

Hallway



An inviting entrance conveying the space and proportions of the property.

Living Room



A lovely light room with access via the large patio doors to the feature terrace from where there are delightful views. This room has a focal fireplace (not operational) to add to the character.

Kitchen



Again a light room with a large picture window having an extensive range of fitted kitchen units at base and wall level incorporating a single drainer sink unit, fitted oven and hob

with tiled splashbacks, tiled flooring, spot lighting, integrated fridge (currently not operational)

Master Bedroom



A large principal bedroom with built-in wardrobes having sliding doors including one mirror front sliding door, picture window to side

En Suite Bathroom



Having a large corner bath with shower attachment over, range of fitted storage cupboards incorporating sink unit, w.c., part tiled walls, door to airing cupboard

Dining Room



This room is currently used as a dining room with side window, feature panelled walls to dado level, ceiling coving, lovely views over the town and Teifi valley beyond

Bedroom 2



Radiator

Bedroom 4



Built-in wardrobe, side window with views over the town and Teifi valley

Principal Bathroom



Having corner bath, wash hand basin, toilet, separate shower cubicle

Office/Bedroom 6

Lower Ground Floor/ Bedroom 3

This could be a self contained annex or multi generational accommodation having both internal access from the stairs to the main hallway or external access via the patio doors. This provides a spacious bedroom having attractive views.

Ensuite Utility/Cloakroom

Having wash basin, toilet, built-in cupboards.

Externally:



The property is attractively located in a tucked away position at the end of a private lane which we understand is a right of way leading on to the field beyond. The property has extensive termacadamed parking areas leading to a detached garage 16' x 9'1" front up and over door.

Raised Terrace



The attraction of this property is its great location with far reaching views yet with easy to maintain curtilage, contained within a fence boundary, the whole enjoying breath taking views over the surrounding countryside.

Services

We are informed the property is connected to mains water, mains electricity and mains drainage, oil fired central heating.

Directions

From Lampeter, take the road out towards Aberaeron passing the Shell garage, take the next right hand turning on the bend on to Forest Road and continue to the end of where the last house on the right hand side, take a lane in to the right, bearing left passing the properties and Copperfields can be found being the last property as identified by the agents for sale board.

Council Tax Band - E

Amount Payable: £2,806 <http://www.mycounciltax.org.uk/>



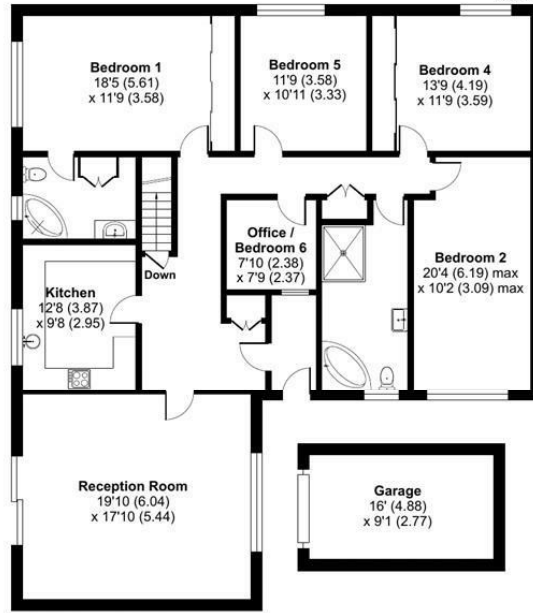
Forest Road, Lampeter, SA48

Approximate Area = 2126 sq ft / 197.5 sq m

Garage = 146 sq ft / 13.6 sq m

Total = 2272 sq ft / 211.1 sq m

For identification only - Not to scale



GROUND FLOOR



BASEMENT

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Evans Bros Ltd. REF: 1465148



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	36	71

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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